

## I. INTRODUCTION

### A. BACKGROUND AND PURPOSE

Atlas Hotels, Inc. owns seven sites within the Mission Valley area of the City of San Diego totalling approximately 86 acres. The sites are non-contiguous and are located both north and south of Interstate 8 (I-8). At this time, Atlas Hotels, Inc. wishes to establish land uses and intensities for the sites and to consolidate them into a single specific plan area with the intent of ensuring orderly and integrated development of all of the sites. The seventh site, the Evelyn Terrace site, comprises 3.70 acres which are being reserved for future dedication for off-ramps associated with the proposed I-8/Via Las Cumbres interchange. No development currently is proposed for this site as a part of the Atlas Specific Plan.

The seven sites which comprise the Atlas Specific Plan area are:

1.	Town and Country	39.40 Acres
2.	Hanalei Tower	1.91 Acres
3.	Hanalei Hotel	15.77 Acres
4.	Mission Grove Office Park	2.51 Acres
5.	Kings Inn	3.67 Acres
6.	Mission Valley Inn	18.90 Acres
7.	Evelyn Terrace	3.70 Acres

During the summer and fall of 1983, as part of their coordinated planning effort, Atlas Hotels, Inc. prepared a master plan for all of the seven properties and submitted that plan to the City of San Diego Planning Department. On October 13, 1983, the City of San Diego Planning Commission authorized preparation of a specific plan and development agreement for the Atlas Hotels properties within Mission Valley.

This specific plan, along with the attendant development agreement, establishes the land use and intensity of development for each of the seven sites and is intended to serve as the property owner's and the City's framework for preparation and analysis of future applications covering actual development of the property. In addition, this specific plan evaluates the consistency of the proposed development with the applicable community plan -- the Mission Valley Community Plan.

A companion document to this specific plan is its accompanying environmental impact report, and EIR Supplement (EQD Nos. 84-0129 and 88-0142). The EIR and EIR supplement evaluate environmental issues related to development of the sites and development intensities.

### B. LOCATION

The Atlas Specific Plan is located in the Mission Valley area of the City of San Diego. Three of the seven sites within the specific plan area are located north of I-8 adjacent to the San Diego River. The remaining four sites are located south of

I-8 adjacent to the hillsides which form the southern boundary of Mission Valley. All of the seven sites are located entirely within the Mission Valley Community Plan Area. All of the sites may be located on page 60 of the Thomas Brothers Map Book, coordinates A-1, A-2, A-3, B-1, B-2, B-3, C-1, C-2, and C-3. Figures 1 and 2 are a regional map and a vicinity map of the specific plan area. Figure 3 illustrates the location of each of the specific plan sites.

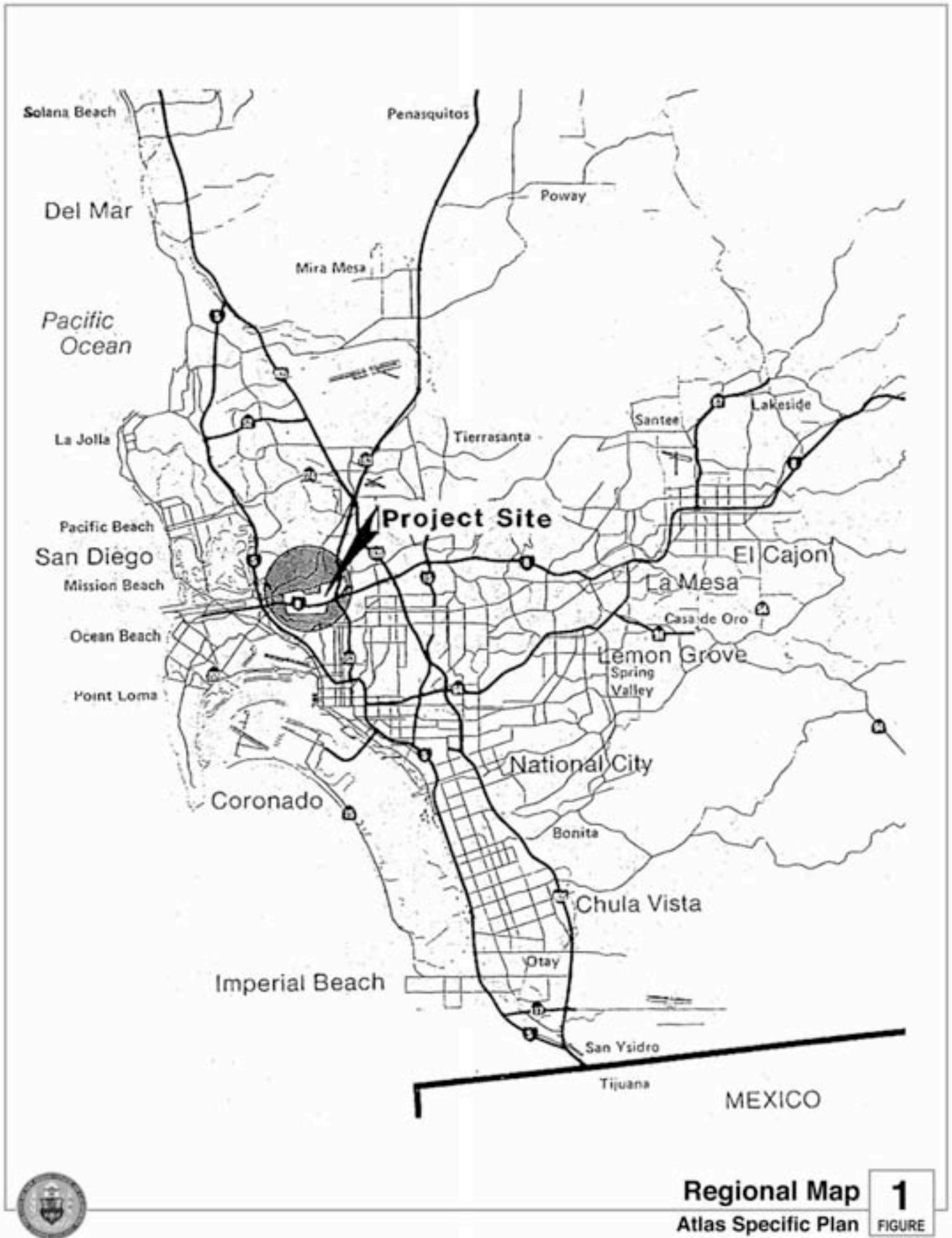
### C. SETTING

The specific plan area is located between SR-163 and I-5 in the Hotel Circle area of Mission Valley. Atlas Hotels, Inc. is a major landowner in this portion of Mission Valley and currently operates the Town and Country Hotel and Convention Center, the Hanalei Hotel, the Kings Inn, and the Mission Valley Inn in the Hotel Circle area. These four sites are proposed for refurbishment or expansion in conjunction with specific plan implementation. Mission Grove Office Park, containing 59,158 square feet of leasable office space, was recently completed on another of the Atlas sites within Mission Valley and no expansion is proposed for this site. The remaining two sites with the specific plan area are currently vacant. These are the Hanalei Tower and Evelyn Terrace sites.

Development in areas north and south of I-8 present different opportunities and constraints which must be addressed in specific plan design. North of I-8, the proximity of the sites to the San Diego River offers the opportunity for river orientation and enhancement of the aesthetic appeal of each individual site. Care must be taken, however, to ensure that impacts to sensitive wetland habitats are mitigated. Flood control measures must also be incorporated into individual project designs to ensure the public health and safety while at the same time exhibiting sensitivity to the wetland habitat. South of I-8, the proximity of the sites to sensitive hillside areas requires careful attention to grading design, erosion control, and revegetation efforts. The hillside location also offers opportunities for view enhancement and distinctive architectural design.

Other significant land uses in the vicinity of the Atlas Specific Plan area include a variety of hotel and commercial-recreation oriented uses, the Stardust Country Club and the River Valley Golf Course, Fashion Valley Shopping Center and the specific plan area for the First San Diego River Improvement Project (FSDRIP). Development types proposed in conjunction with FSDRIP include a mixture of residential, office and commercial uses. A specific plan has also been approved for the Stardust Country Club (Levi-Cushman) property by Chevron Land Development. Planned uses in this specific plan area include a mixture of residential, hotel and office uses. These and other recent developments in the area have increased the importance of Mission Valley as one of the major urban nodes in the City of San Diego.

Excellent regional access is provided by five freeways in the project vicinity: Interstate 8, which provides direct access to Hotel Circle and the seven Atlas Hotels properties; Interstate 5 and State Route 163, immediately west and east of Hotel Circle, respectively; and Interstate 805 and 15, located east of Hotel Circle in Mission Valley. Freeway improvements for I-8 and SR-163 are major features of the urban setting of the Atlas Specific Plan.



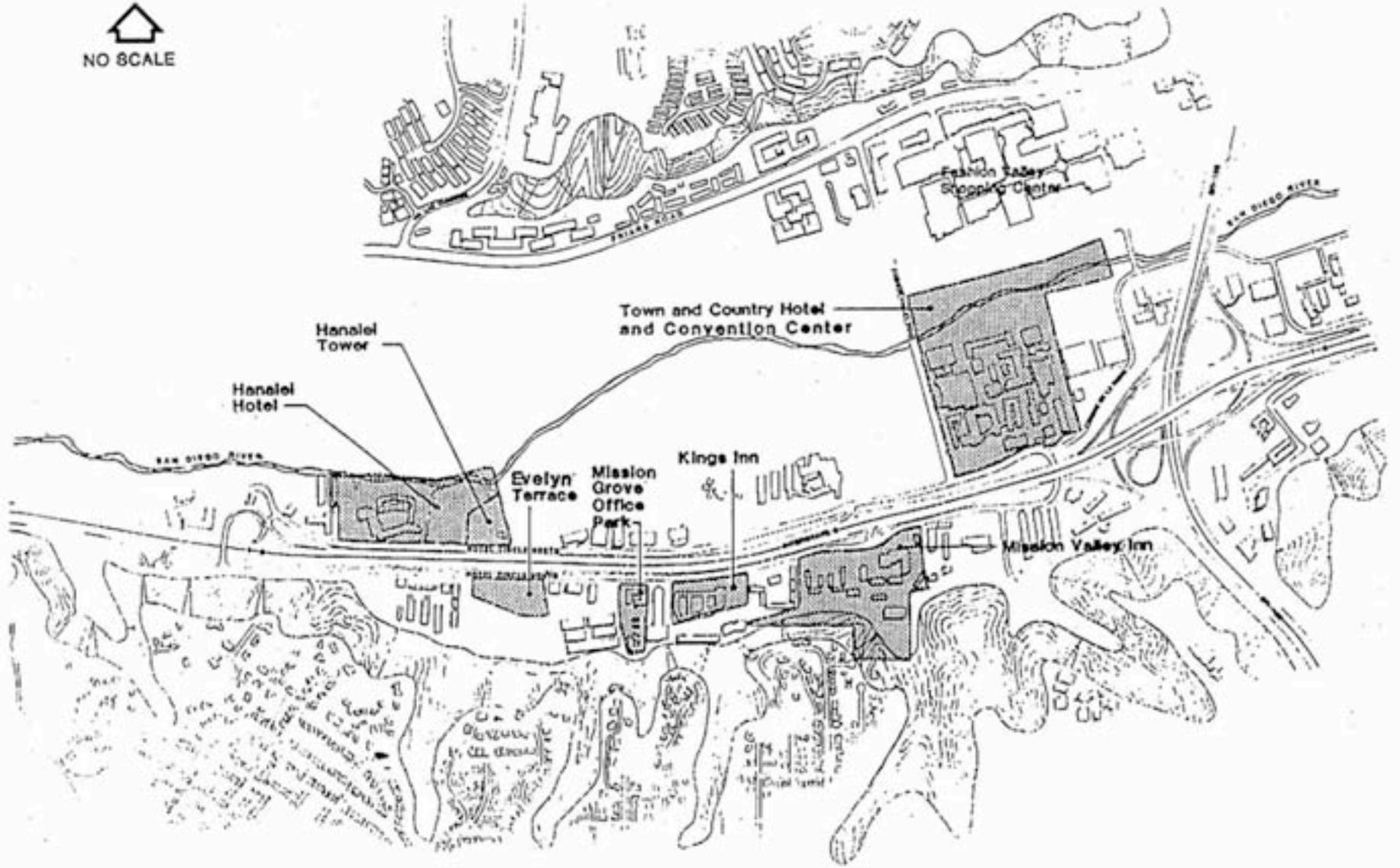
**Regional Map**  
**Atlas Specific Plan**

**1**  
**FIGURE**



Vicinity Map **2**  
Atlas Specific Plan **FIGURE**

NO SCALE



Site Locations  
Atlas Specific Plan

**3**  
FIGURE